



DEPARTMENT OF PLANNING AND BUILDING

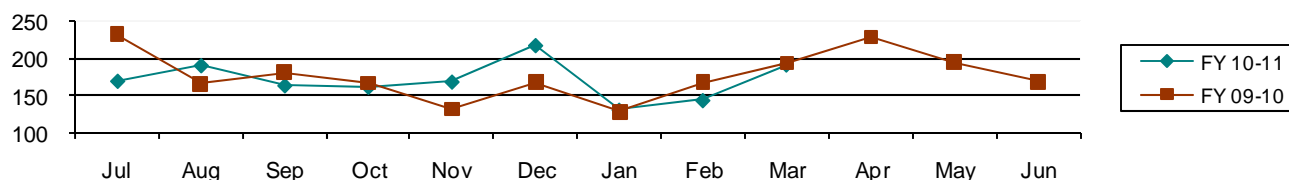
Monthly Activity Report

March 2011

Monthly statistics at a glance

Building Permit Activity

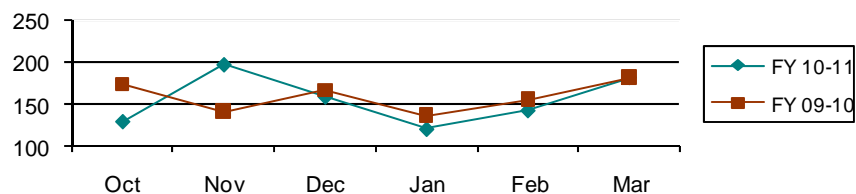
Building Application Intake



We started the new fiscal year (July FY 10-11) with numbers of new permits at a slightly lower level than FY 09-10, but have seen that increase in the remaining months of the calendar year with a significant “bump” in December 2010 and a return to normal in January, February and March 2011.

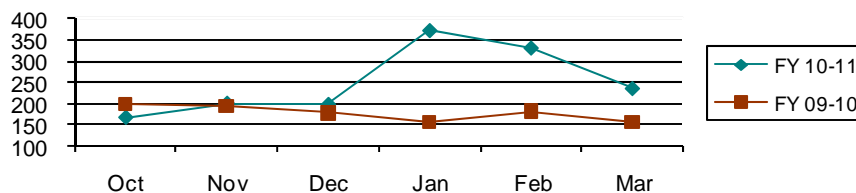
To date in fiscal year 10-11, overall permits have increased over last fiscal year. It is unclear whether this is showing a trend of increasing numbers of permits.

Building Permits Issued



The issuance of final inspections are not consistent from month to month and are typically not indicative of a trend.

Building Permits Finaled



March 2011

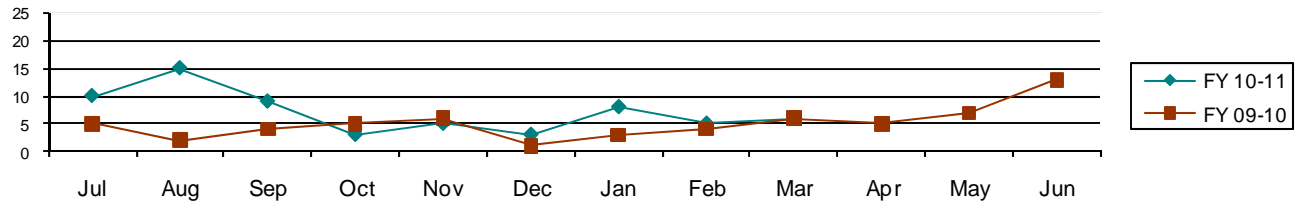
Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Single-Family	11	14	168 (168 DU*)	156 (156 DU)	8%
Multi-Family	0	1	3 (2 DU)	2 (0 DU)	50%
Commercial/Public	9	11	76 (3 DUMU)	61 (2 DUMU)	25%
Residential Adds/Alts	71	74	615	491	25%
Commercial Adds/Alts	19	11	99	63	57%
Grading	10	7	47	43	9%
Demolitions	9	4	58 (-32)	57 (-30 DU)	2%
Miscellaneous	53	60	443	638	(31%)
TOTAL PERMITS ISSUED	182	182	1,509	1,511	0%
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	%Increase (Decrease)
Single-Family	4,913,602	4,809,220	60,017,948	46,385,188	29%
Multi-Family	0	10,000	79,126	16,063	393%
Commercial/Public	3,248,043	7,249,044	23,092,112	12,290,823	88%
Residential Adds/Alts	2,127,439	1,504,659	17,548,739	14,099,069	242%
Commercial Adds/Alts	660,930	297,285	3,806,494	2,782,434	37%
Demolitions	85,570	10,450	314,785	197,109	60%
Miscellaneous	710,799	792,105	5,247,288	34,947,839	(85%)
TOTAL VALUATION	11,746,383	14,672,763	110,106,492	110,718,525	(1%)
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Single-Family	8	16	127	160	(21%)
Multi-Family	0	1	12 (81 DU)	2 (0 DU)	500%
Commercial/Public	3	6	67	57	18%
Residential Adds/Alts	80	83	633	546	16%
Commercial Adds/Alts	13	12	96	85	13%
Demolitions	6	4	50 (-25 DU)	55 (-26 DU)	(9%)
Grading	8	3	45	53	(15%)
Miscellaneous	74	69	511	684	(25%)
TOTAL APPLICATION INTAKE	192	194	1,541	1,642	(6%)
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Single-Family	24	18	314	271	16%
Multi-Family	4	0	11 (29 DU)	14 (113 DU)	100%
Commercial/Public	8	9	85 (1 DUMU)	64 (0 DUMU)	33%
Residential Adds/Alts	104	65	833	505	65%
Commercial Adds/Alts	15	7	94	63	49%
Demolitions	5	5	54 (-22 DU)	74 (-35 DU)	(27%)
Grading	14	8	104	84	24%
Miscellaneous	61	45	556	615	(10%)
TOTAL PERMITS FINAL	235	157	2,051	1,690	21%

Monthly statistics at a glance

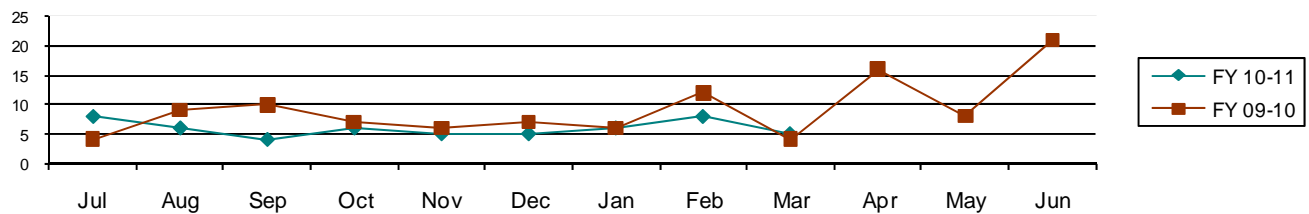
Land Use Permit Activity

Subdivision Application Intake



New land use permit applications in FY 09-10 were much lower than in past years. However, the end of the year showed improvement in the number of new applications submitted over the beginning of the year. FY 10-11 is starting out slowly with the numbers of new land use applications duplicating the low numbers of last fiscal year.

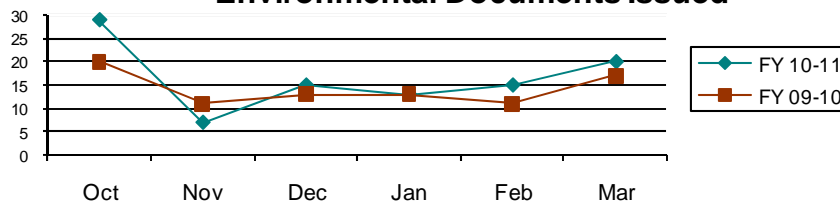
Land-use Application Intake



New land division applications in FY 09-10 trended much lower than in past years. The year ended with the numbers of new land division applications increasing however, this trend has not continued and land divisions are continuing to trend equal to or lower or equal to last fiscal year.

The numbers of environmental documents issued reflect the decrease in the numbers of overall discretionary applications submitted. The issuance of these documents range from month to month and are typically not indicative of a trend.

Environmental Documents Issued



March 2011

Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Ag Preserves	1	3	9	26	(189%)
General Plan/Ordinance Amendments	0	0	3	1	67%
LAFCo Referrals	0	0	0	0	0%
Conditional Use Permits/Development Plans	2	0	12	11	8%
Minor Use Permits	3	4	38	48	(26%)
Variances	0	0	2	1	50%
Site Plans	0	0	0	4	(100%)
Curb, Gutter & Sidewalk Waivers	0	0	1	1	0%
Grading Permits (for Environmental Review)	1	2	13	21	(62%)
Tract Maps	0	0	1	0	100%
Tract Maps/Conditional Use Permits/Development Plans	1	1	1	1	0%
Parcel Maps	0	0	5	4	20%
Parcel Maps/Conditional Use Permits/Development Plans	0	0	0	1	(100%)
Receiving Site/Map	0	0	0	0	0%
Lot Line Adjustment	1	2	13	9	31%
Road Exception Request	0	0	0	1	(100%)
Public Lots	0	0	2	1	50%
Certificates of Compliance/Conditional Certs	1	1	17	3	82%
Voluntary Mergers	3	2	25	15	40%
Road Naming	3	0	6	2	87%
Road Abandonment	0	1	0	1	(100%)
TOTAL NEW APPLICATIONS	16	16	148	151	(2%)

March 2011

Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Board of Supervisors — Total	8	11	93	115	(24%)
General Plan/Ordinance Amendments	0	2	8	12	(50%)
Agricultural Preserves	0	0	11	25	(127%)
Appeals	1	3	10	27	(170%)
Other Items	3	1	21	20	5%
Consent Items	4	5	43	31	28%
Planning Commission — Total	9	4	91	74	19%
Conditional Use Permit/Dev Plans	2	1	25	12	52%
Minor Use Permits	1	0	5	2	60%
Variances	0	0	3	2	33%
Tract Maps	0	1	2	7	(60%)
General Plan/Ordinance Amendments	3	0	17	19	(12%)
Appeal	0	0	2	0	100%
Other Items	1	0	6	0	100%
Consent Items (time ext, GP conformity rpt)	2	2	27	32	(19%)
Subdivision Review Board — Total	3	2	21	27	29
Parcel Maps	2	1	11	17	(55%)
Lot Line Adjustments—Coastal	1	1	6	4	33%
Conditional Certificates	0	0	0	2	(100%)
Consent Items (time ext, public lots)	0	0	4	4	0%
Planning Department Hearings — Total	3	10	73	92	(26%)
Minor Use Permits:					
Residential Single Family	1	1	9	12	(33%)
Residential Additions	0	4	11	17	(55%)
Residential Multi Family	0	0	0	1	(100%)
Commercial/Industrial/Office	1	0	4	4	0%
Miscellaneous	1	5	32	46	(44%)
Road Names	0	0	3	4	(33%)
Lot Line Adjustments—Inland	1	0	12	8	33%
Appeal of Admin Fine	0	0	2	0	100%
Airport Land Use Commission — Total	0	4	1	15	(100%)
Projects Reviews	0	4	1	15	(100%)
TOTAL ALL PROJECTS	23	31	278	323	(16%)

March 2011

Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Private Projects:					
Negative Declarations/Mitigated Negative Declarations	6	5	34	44	(29%)
Exemptions (Categorical and General Rule)	13	12	109	75	31%
County Projects:					
Negative Declarations/Mitigated Negative Declarations	1	0	10	1	90%
Exemptions (Categorical and General Rule)	1	0	5	0	100%
EIR's in process	31	31	31	31	0%

Appeals Received

	This Month	Same Month Last Year	F/& 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Negative Declaration	0	0	1	0	100%
Planning Commission Decisions	0	1	5	21	(100%)
Subdivision Review Board Decisions	0	0	0	2	(100%)
Hearing Officer Decisions (PDH)	0	0	6	5	(17%)

Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Cases Initiated	65	57	266	330	(24%)
Cases Closed	16	39	195	297	(52%)
Average Time to Resolve	NA	NA	NA	106	(100%)
% of Proactive Cases	70%	49%	54%	53%	2%
Vehicles Towed	4	7	15	28	(87%)
Vehicle Inspections	18	19	103	104	(1%)
Notice of Violation	10	24	94	105	(12%)

March 2011

Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Appointments	43	42	376	408	(9%)
Walk-In Clients	1,278	1,442	10,711	10,869	(1%)
Letters, Emails, Etc	333	331	3,049	3,015	1%
Pre-Application Meetings	4	3	22	35	(59%)
Public Information Phone Calls Returned	672	698	5,617	5,467	3%

Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
GIS Inter-Active Website	110	104	93	96	(%)
Google direct users to Planning & Building website	644	N/A	3,899	N/A	N/A

Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 10/11 to Date	F/Y 09/10 to Date	% Increase (Decrease)
Number of Inspection Stops	885	955	8,058	9,009	(12%)
Number of Plan Checks Completed	435	406	3,572	3,578	0%
Automated Inspection Scheduling	531	671	5,114	6,026	(18%)
Average Processing Time	5 weeks	4 weeks	4.75 weeks	4 weeks	18%
Fast Track to First Review	10 days	12 days	10 days	10 days	(2%)